

IN RE: PETITION FOR ZONING VARIANCE
NW/Cor. Summer Field Ct. and
Wildersfield Court
(22 Summerfield Court)
8th Election District
3rd Councilmanic District
T.W.S., INC. PETITIONER
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE # 88-416-A

AMENDED ORDER

WHEREAS the Petitioner requested a zoning variance to permit a distance between buildings of 18 feet for lot 30 from lot 29 in lieu of the required 25 feet; and,

WHEREAS, THE Zoning Commissioner granted the variances requested in an Order dated May 20, 1988; and,

WHEREAS, THE Order contained inaccurate restrictions which do not clearly define the ingress and egress easements.

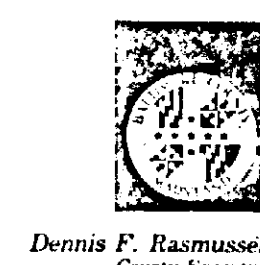
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day October, 1988, that this Amended Order shall replace the original Order of May 20, 1988 and the new Order and restrictions shall be in full effect and controlling.

The Petitioner herein requests a zoning variance to reduce the building to a building setback (Minimum 25') of 18 feet, as more particularly described on Petitioner's Exhibits 1 and 2.

The Petitioner appeared and was represented by Robert J. Ryan, Esquire. He was supported by the testimony of the landowner. There were no Protestants.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

October 6, 1988



Robert J. Ryan, Esquire
Moore, Carney, Ryan and Lattanzi
4111 E. Joppa Road
Towson, Maryland 21204

RE: Petitions for Zoning Variance- Amended Orders
Case No. 88-415-A and 88-416-A

Dear Mr. Ryan:

Enclosed please find the Amended Orders regarding the above captioned case.

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:mmm
att.
cc: Peoples Counsel

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variance should be granted.

IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County that a zoning variance to reduce the building to a building setback (Minimum 25') of 18 feet, in accordance with Petitioner's Exhibits 1 and 2, be and the same is hereby GRANTED, subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall cause to be created restrictive covenants upon the deeds of record recorded in the Land Records of Baltimore County for Lots 29 and 30 of "The

-2-

IN RE: PETITION FOR ZONING VARIANCE
NW/Cor. Summer Field Ct. and
Wildersfield Court
(22 Summerfield Court)
8th Election District
3rd Councilmanic District
T.W.S., INC. PETITIONER
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE # 88-416-A

MEMORANDUM AND ORDER

The Petitioner herein requests a zoning variance to reduce the building to a building setback (Minimum 25') of 18 feet, as more particularly described on Petitioner's Exhibits 1 and 2.

The Petitioner appeared, was represented by Robert J. Ryan, Esquire. He was supported by the testimony of the landowner. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variance should be granted.

Fields at Seminary" prohibiting all front, side and rear yard fences of any kind.

3. The Petitioner shall execute and record an appropriate document among the Land Records of Baltimore County establishing an ingress and egress easement over Lot 29 for the benefit of Lot 30. The easement shall be 5' wide and shall be adjacent to the north 35 deg. 40' 00" east 114.10' line of division between the lots.

4. The Petitioner shall cause the deeds of Lots 21, 22, 23, and 24 to specifically reference zoning case No. 88-416-A.

J. Robert Haines
ZONING COMMISSIONER
OF BALTIMORE COUNTY

cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 10/17/88
By M. D. Smith

-3-

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of MAY, 1988 that a zoning variance to reduce the building to a building setback (Minimum 25') of 18 feet, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall cause to be created restrictive covenants upon the deeds of record recorded in the Land Records of Baltimore County for Lots 29, 30 and 31 of "The Fields at Seminary" prohibiting all front, side and rear yard fences of any kind.

3. The Petitioner shall cause to be created restrictive covenants upon the deeds of record recorded in the Land Records for Lot 29 of "The Fields at Seminary" creating ingress and egress access easements for the benefit of Lot 30.

4. The Petitioner shall cause the deeds of Lots 29, 30 and 31 to specifically reference zoning case 88-416-A.

J. Robert Haines
ZONING COMMISSIONER
OF BALTIMORE COUNTY

JRH:mmm
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 10/17/88
By M. D. Smith

DRAFT AMENDMENT TO MEMORANDUM AND ORDER
CASE NO. 88-416-A
T. W. S., INC.
PETITION FOR ZONING VARIANCE
ON LOT 31, FIELDS OF SEMINARY

Proposed Change to Paragraph 2:

The Petitioner shall cause to be created restrictive covenants upon the deeds of record recorded in the Land Records of Baltimore County for Lots 29 and 30 of "The Fields at Seminary" prohibiting all front, side and rear yard fences of any kind.

Proposed Changes to Paragraph 3:

The Petitioner shall execute and record an appropriate document among the Land Records of Baltimore County establishing an ingress and egress easement over Lot 29 for the benefit of Lot 30. The easement shall be 5' wide and shall be adjacent to the north 35 deg. 40' 00" east 114.10' line of division between the lots.

Proposed Change to Paragraph 4:

The Petitioner shall cause the deeds of Lots 29 and 30 to specifically reference zoning case 88-416-A.

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.201 to reduce the building to building setback (Minimum 25') to 18'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Lot size with present zoning requirements precludes the installation of housing that would be compatible with the adjacent lots and the entire subdivision. Smaller housing units or housing units which would meet the setback requirements would be in direct conflict with the area market level and level of quality that has been established for this community.

Lot #30, #22 Summer Fields Ct. (The Fields at Seminary S.M. 55/158)

varied as prescribed by Zoning Regulations.

above Variance advertising, posting, etc., upon filing of this petition be bound by the zoning regulations and restrictions of the Zoning Law For Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
Name: T.W.S., Inc.
(Type or Print Name)
Signature: [Signature]
(Type or Print Name)
Signature: [Signature]

T.W.S., Inc.
8700 Old Hartford Rd.
Baltimore, MD 21234
City and State

Name, address and phone number of REALTOR, if any:
Name: [Name]
Address: [Address]
City and State: [City and State]
Baltimore, MD 21212 301-377-2600
City and State

Attorney's Telephone No.: [Number]

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of October, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of October, 1988, at 10:00 a.m.

J. Robert Haines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING: 15 MIN. (over)
AVAILABLE FOR HEARING: MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER: []
REVIEWED BY: [] DATE: 10/17/88

Baltimore County
Fire Department
Townson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Townson, MD 21204

January 20, 1988



Re: Property Owner: T. W. S., Inc.

Location: NW/C Summer Fields Court and Wilderfield Court

Item No.: 248

Zoning Agenda: Meeting of 1/26/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/s/

MOORE, CARNEY, RYAN & LATTANZI
ATTORNEYS AT LAW
4111 E. JOPPA ROAD
BALTIMORE, MARYLAND 21236

October 21, 1988

E. SCOTT MOORE
ROBERT E. CARNEY, JR.
ROBERT J. RYAN
RICHARD E. LATTANZI
JUDITH L. MARCERODE
RONALD A. DECKER
DAVID M. MEADOWS

(301) 929-4600
FAX 929-8146

J. Robert Haines, Esquire
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Baltimore, Maryland 21204

Re: Amended Order Case No. 88-416-A

Dear Mr. Haines:

The last paragraph of the Amended Order erroneously picked up the language of the last paragraph of Amended Order 88-415-A. I believe the correct language should read as follows:

"4. The Petitioner shall cause the deeds of Lots 29 and 30 to specifically reference zoning Case No. 88-416-A."

The copy of the Amended Order which I received references Lots 21, 22, 23, and 24 in that last paragraph.

We will make that appropriate correction in the restrictive covenants and the deeds for those properties.

Very truly yours,

Robert J. Ryan
Robert J. Ryan

RJR:c1

RECEIVED
OCT 24 1988
ZONING OFFICE

MOORE, CARNEY, RYAN & LATTANZI
ATTORNEYS AT LAW
4111 E. JOPPA ROAD
BALTIMORE, MARYLAND 21236

September 19, 1988

E. SCOTT MOORE
ROBERT E. CARNEY, JR.
ROBERT J. RYAN
RICHARD E. LATTANZI
JUDITH L. MARCERODE
RONALD A. DECKER
DAVID M. MEADOWS

(301) 929-4600
FAX 929-8146

Mr. J. Robert Haines
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Baltimore, Maryland 21204

Re: Case No. 88-415-A & Case No. 88-416-A
T. W. S., Inc., Petitioner

Dear Mr. Haines:

I am enclosing with this letter an Amended Memorandum and Order in each of the captioned cases. The Amended Orders incorporate the changes which I wrote to you about and which you acknowledged in your recent correspondence.

After the Amended Memorandum and Order in each of the cases has been signed, I would appreciate it if you would return a copy to me.

Very truly yours,

Robert J. Ryan
Robert J. Ryan

RJR:c1

Enclosures (2)

RECEIVED
SEP 20 1988
ZONING OFFICE

MOORE, CARNEY, RYAN & LATTANZI
ATTORNEYS AT LAW
4111 E. JOPPA ROAD
BALTIMORE, MARYLAND 21236

August 17, 1988

E. SCOTT MOORE
ROBERT E. CARNEY, JR.
ROBERT J. RYAN
RICHARD E. LATTANZI
JUDITH L. MARCERODE
RONALD A. DECKER
DAVID M. MEADOWS

(301) 929-4600
FAX 929-8146

Mr. J. Robert Haines
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Baltimore, Maryland 21204

Re: Case 88-416-A

Dear Mr. Haines:

As you know from my letter of June 13, 1988, we are requesting a reconsideration of the Order on behalf of T. W. S., Inc., petitioner, and Matson Homes, Inc., contract purchaser.

I am enclosing with this letter a revised copy of the a proposed 5 foot ingress and egress easement over Lot 29 for the benefit of Lot 30. Assuming that this easement will meet your concern about access to the back yard of Lot 30, we would propose to have you amend your Order of May 20, 1988 by deleting the reference to Lot 31 in Paragraph 2. As indicated in my letter of June 13, we do not see a reason to restrict the construction of a fence on Lot 31, since that is a rather large lot and they may wish to install a swimming pool at some point in time. Also, the property line between Lots 31 and 30 does not obstruct the access to the back yard of Lot 30.

The second change is a modification in Paragraph 3 to specify the area to be included in the easement. Paragraph 4 is modified only to delete reference to Lot 31.

A copy of these proposed amendments is enclosed with this letter. If you wish to discuss them with me, please have your secretary call and we can discuss them by phone or in person.

Very truly yours,

Robert J. Ryan
Robert J. Ryan

RJR:c1

Encls. (2)

cc: Matson Homes, Inc. (w/encls.)

RECEIVED
AUG 19 1988
ZONING OFFICE

8016-0081

DEED OF EASEMENT

D REC'D 12.00
INDEXED 12.00
SH. CLERK 12.00
124546 COM2 R02 T0941
11/03/83

This Deed of Easement, made this 2nd day of November 1988 by MATSON HOMES, INC., party of the first part, and BALTIMORE COUNTY SAVINGS BANK, F.S.B., Mortgagee, party of the second part.

WHEREAS, the Declarant is the owner of various lots including Lot Nos. 21, 22, and 23 as shown on the plat "2nd Amended Plat One of The Fields at Seminary" which plat is recorded among the Plat Records of Baltimore County in Plat Book S.M. No. 57, folio 39 (previously recorded in Plat Book E.H.K.Jr. No. 55, folio 14), and Lot Nos. 29 and 30 as shown on the plat "Amended Plat Two of The Fields at Seminary" which plat is recorded among the Plat Records of Baltimore County in Plat Book S.M. No. 55, folio 138.

WHEREAS, the Zoning Commissioner of Baltimore County issued Orders in Case Nos. 88-415-A and 88-416-A which require the Declarant to execute and record a document establishing ingress and egress easements over Lots 21 and 23 for the benefit of Lot 22, and establishing an ingress and egress easement over Lot 29 for the benefit of Lot 30.

NOW, THEREFORE, the party of the first part hereby establishes an ingress and egress easement over Lot 22 for the benefit of Lot 22 which is 5' wide and is adjacent to the South 50 deg. 50' 00" East 110.60' line of division between the Lots; establishes an ingress and egress easement over Lot 21 for the benefit of Lot 22 which is 5' wide and is adjacent to the South 75 deg. 14' 51" West 111.79' line of division between the Lots; and establishes an ingress and egress over Lot 29 for the benefit of Lot 30 which is 5' wide and is adjacent to the North 35 deg. 40' 00" East 114.10' line of division between the Lots.

Except as herein granted, the party of the first part, its successors and assigns, and their heirs, successors, and assigns, shall continue to have full use and enjoyment of Lots 21, 23, and 29.

The party of the second part joins in this Deed of Easement solely for the purpose of consenting to and subordinating its lien of mortgage to the hereinbefore described easements and for that purpose only, fully retaining its lien on the property described in its mortgage.

RECEIVED FOR TRANSFER
State Department
Frederick, Maryland
for Baltimore County

11/03/83

RECEIVED FOR TRANSFER
State Department
Frederick, Maryland
for Baltimore County

11/03/83

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11/03/83

8016-0082

WITNESS the hands and seals of the parties of the first and second parts, this day and year first above written.

MATSON HOMES, INC.

JOSEPH P. MATARAZZO, President
(SEAL)

BALTIMORE COUNTY SAVINGS BANK,
F.S.B.

BY: *Robert J. Ryan* (SEAL)
Vice President

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY on this 2nd day of November 1988, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Joseph P. Matarazzo, President, Matson Homes, Inc., and he acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions to be the act of said body corporate.

As witness my Hand and Notarial Seal.

Robert J. Ryan
Notary Public

My Commission Expires: 7/1/90

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY on this 2nd day of November 1988, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared *Robert J. Ryan*, Vice President, Baltimore County Savings Bank, F.S.B., and he acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions to be the act of said body corporate.

As witness my Hand and Notarial Seal.

Robert J. Ryan
Notary Public

My Commission Expires: 7/1/90

DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS

D REC'D 12.00
INDEXED 12.00
SH. CLERK 12.00
124546 COM2 R02 T0941
11/03/83

THIS DECLARATION, made this 2nd day of November 1988 by MATSON HOMES, INC., (hereinafter referred to as "Declarant"), and BALTIMORE COUNTY SAVINGS BANK, F.S.B., Mortgagee.

WHEREAS, the Declarant is the owner of various lots including Lot Nos. 21, 22, 23, and 24 as shown on the plat "2nd Amended Plat One of The Fields at Seminary" which plat is recorded among the Plat Records of Baltimore County in Plat Book S.M. No. 57, folio 39 (previously recorded in Plat Book E.H.K.Jr. No. 55, folio 14), and Lot Nos. 29 and 30 as shown on the plat "Amended Plat Two of The Fields at Seminary" which plat is recorded among the Plat Records of Baltimore County in Plat Book S.M. No. 55, folio 138 (hereinafter referred to as "Lots").

WHEREAS, the Zoning Commissioner of Baltimore County issued Orders in Case Nos. 88-415-A and 88-416-A, and required that the Declarant create restrictive covenants which prohibit all front, side, and rear yard fences of any kind on said Lots.

NOW THEREFORE, it is covenanted and agreed that fences shall not be constructed, erected, or placed on any front, side, or rear yard of said Lots.

The Lots shall be held, sold, and conveyed subject to the aforementioned restriction, covenant, and condition which is for the purpose of complying with the Order of the Zoning Commissioner of Baltimore County, and which shall run with the real property, and be binding on all parties having any right, title, or interest in the described Lots or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

BALTIMORE COUNTY SAVINGS BANK, F.S.B. joins in the execution hereof solely for the purpose of consenting to and subordinating its lien of mortgage to the provisions of this Declaration, fully retaining its lien on the property described in its mortgage.

WITNESS, the hand and seal of the parties hereto as of the day and year first above written.

Robert J. Ryan
MATSON HOMES, INC.
JOSEPH P. MATARAZZO, President
(SEAL)

BALTIMORE COUNTY SAVINGS BANK, F.S.B.
BY: *Robert J. Ryan* (SEAL)
Vice President

11/03/83

11/03/83

11/03/83

11/03/83

11/03/83

11/03/83

11/03/83

8016-0084

BALTIMORE COUNTY SAVINGS BANK,
F.S.B.

BY: *Robert J. Ryan* (SEAL)
Vice President

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY on this 2nd day of November 1988, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Joseph P. Matarazzo, President, Matson Homes, Inc., and he acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions to be the act of said body corporate.

As witness my Hand and Notarial Seal.

Robert J. Ryan
Notary Public

My Commission Expires: 7/1/90

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY on this 2nd day of November 1988, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared *Robert J. Ryan*, Vice President, Baltimore County Savings Bank, F.S.B., and he acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions to be the act of said body corporate.

As witness my Hand and Notarial Seal.

Robert J. Ryan
Notary Public

My Commission Expires: 7/1/90

Robert J. Ryan
MATSON HOMES, INC.
JOSEPH P. MATARAZZO, President
(SEAL)

BALTIMORE COUNTY SAVINGS BANK, F.S.B.
BY: *Robert J. Ryan* (SEAL)
Vice President

11/03/83

11/03/83

11/03/83

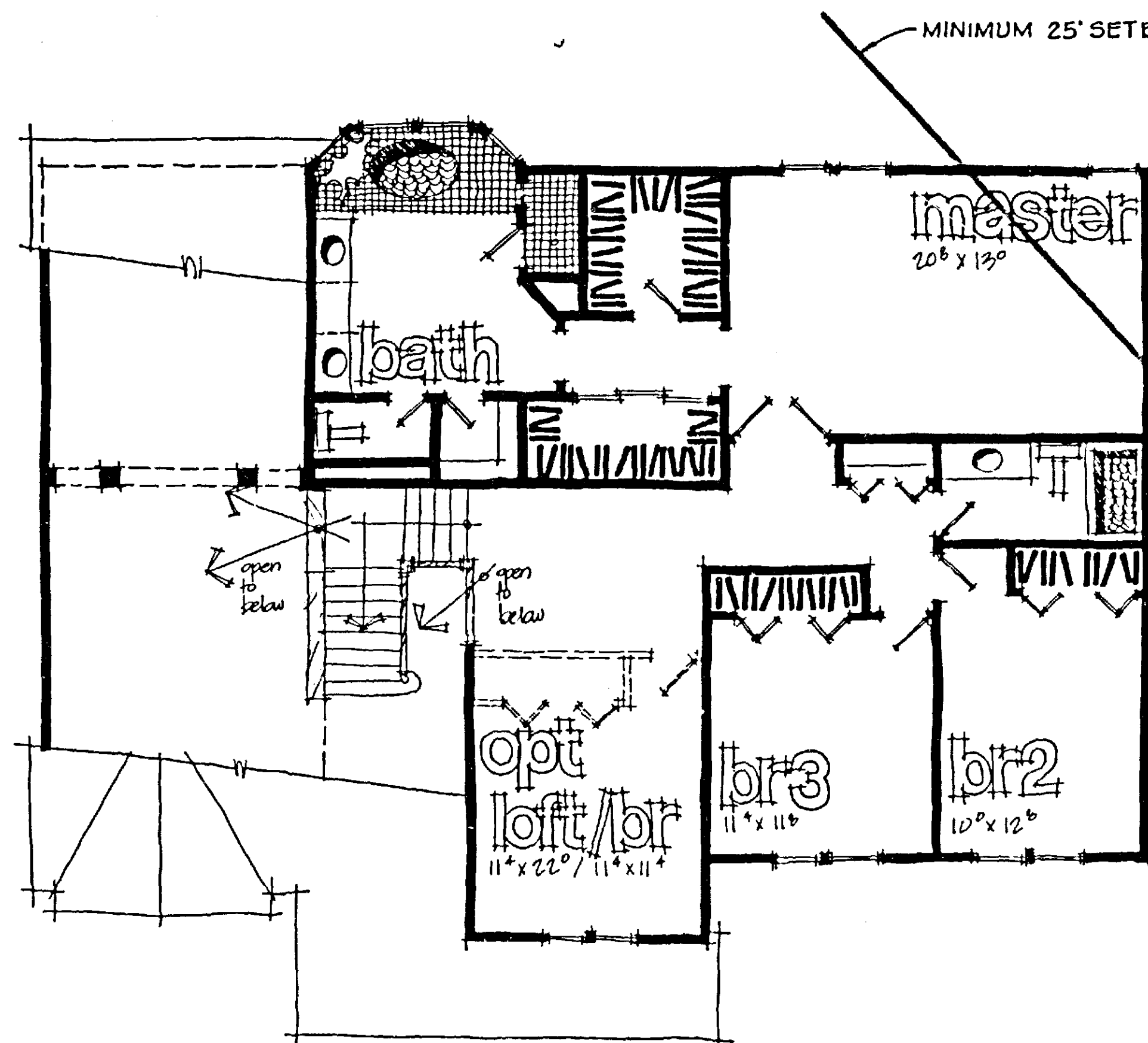
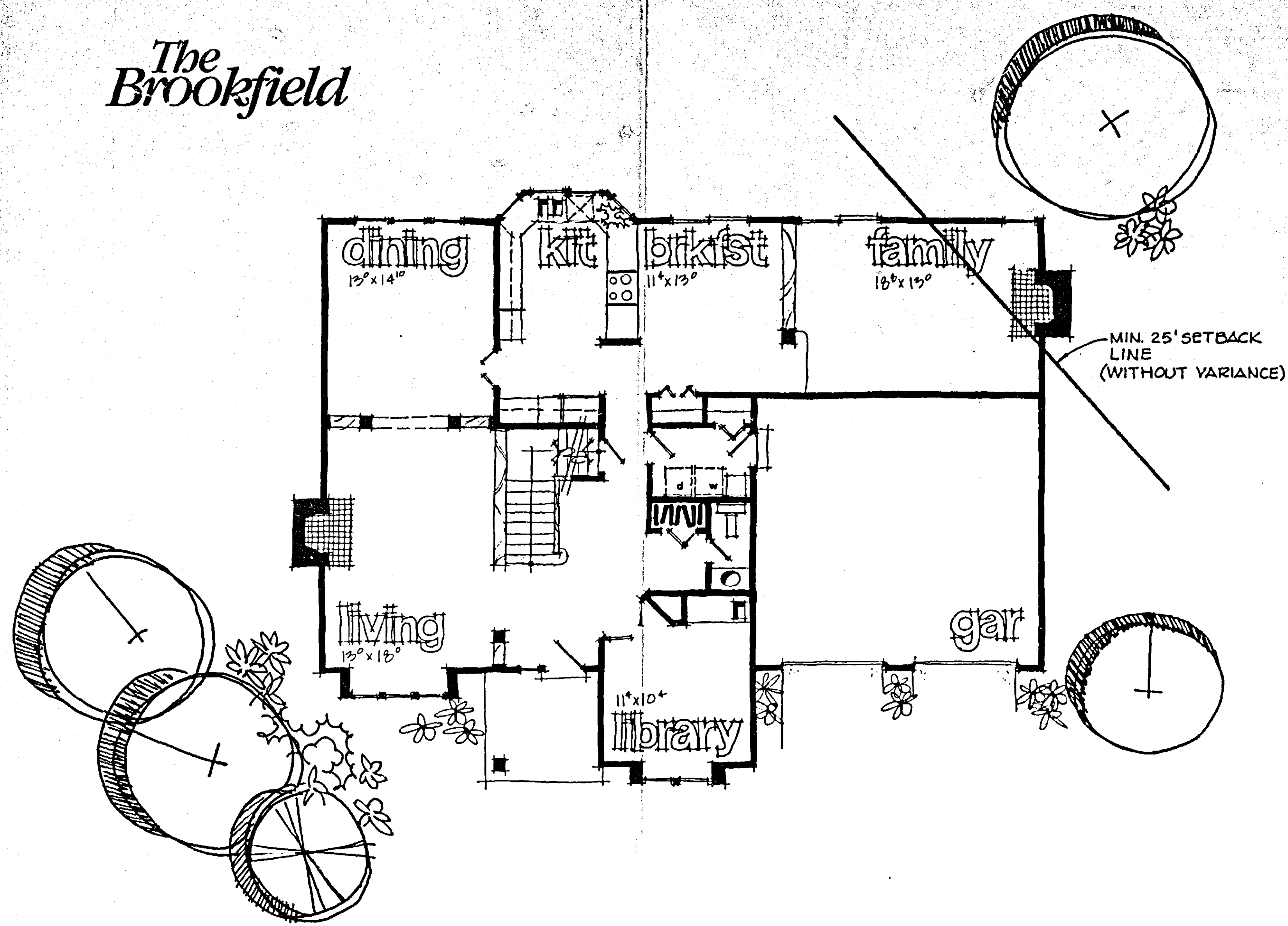
11/03/83

11/03/83

11/03/83

11/03/83

The Brookfield



All floor plans and dimensions are approximate and subject to change without notice.

PETITIONER'S EXHIBIT 2

LOT 30 SUMMER FIELDS CT.

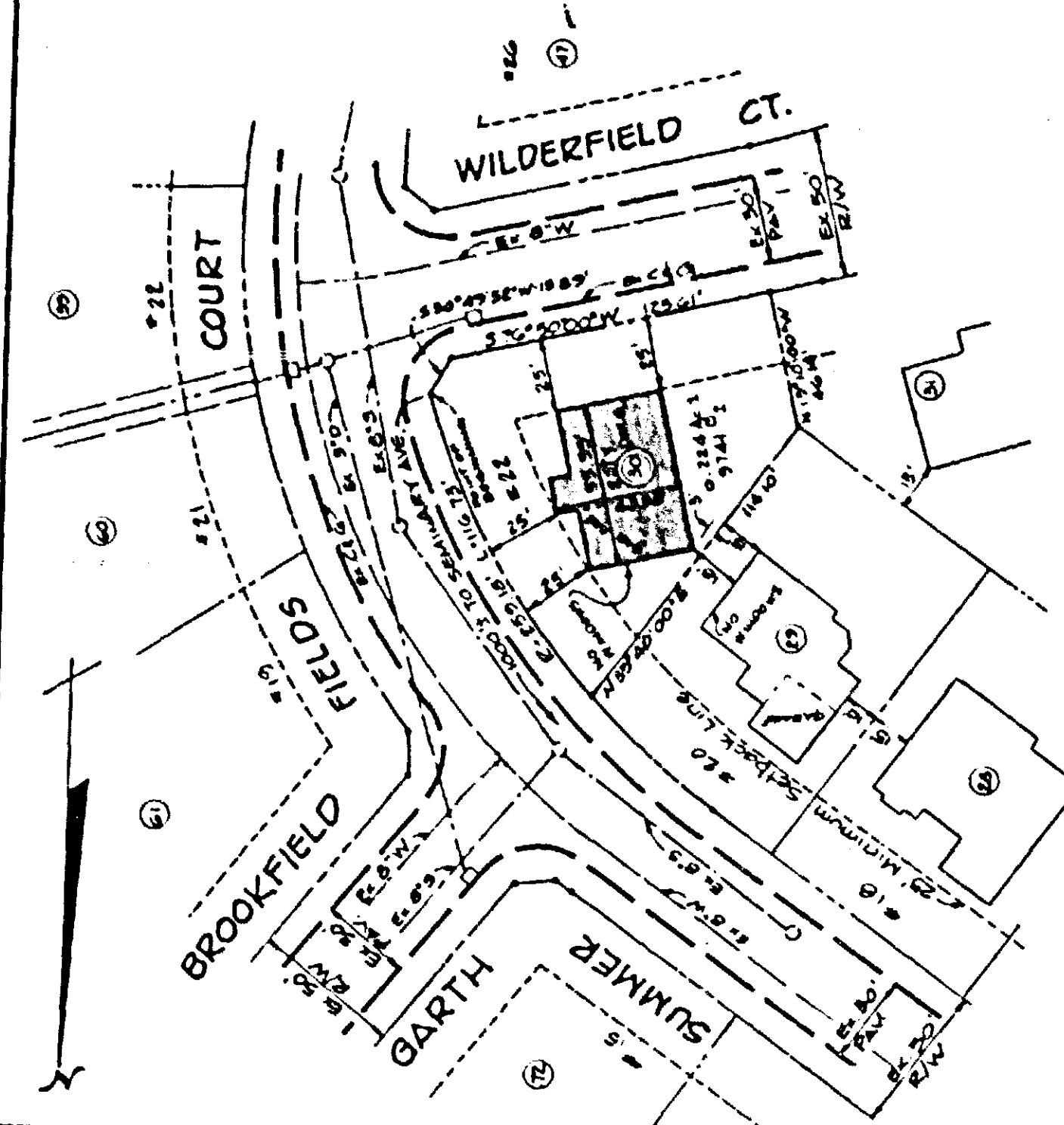
The
FIELDS
AT SEMINARY



PETITIONER'S EXHIBIT 1

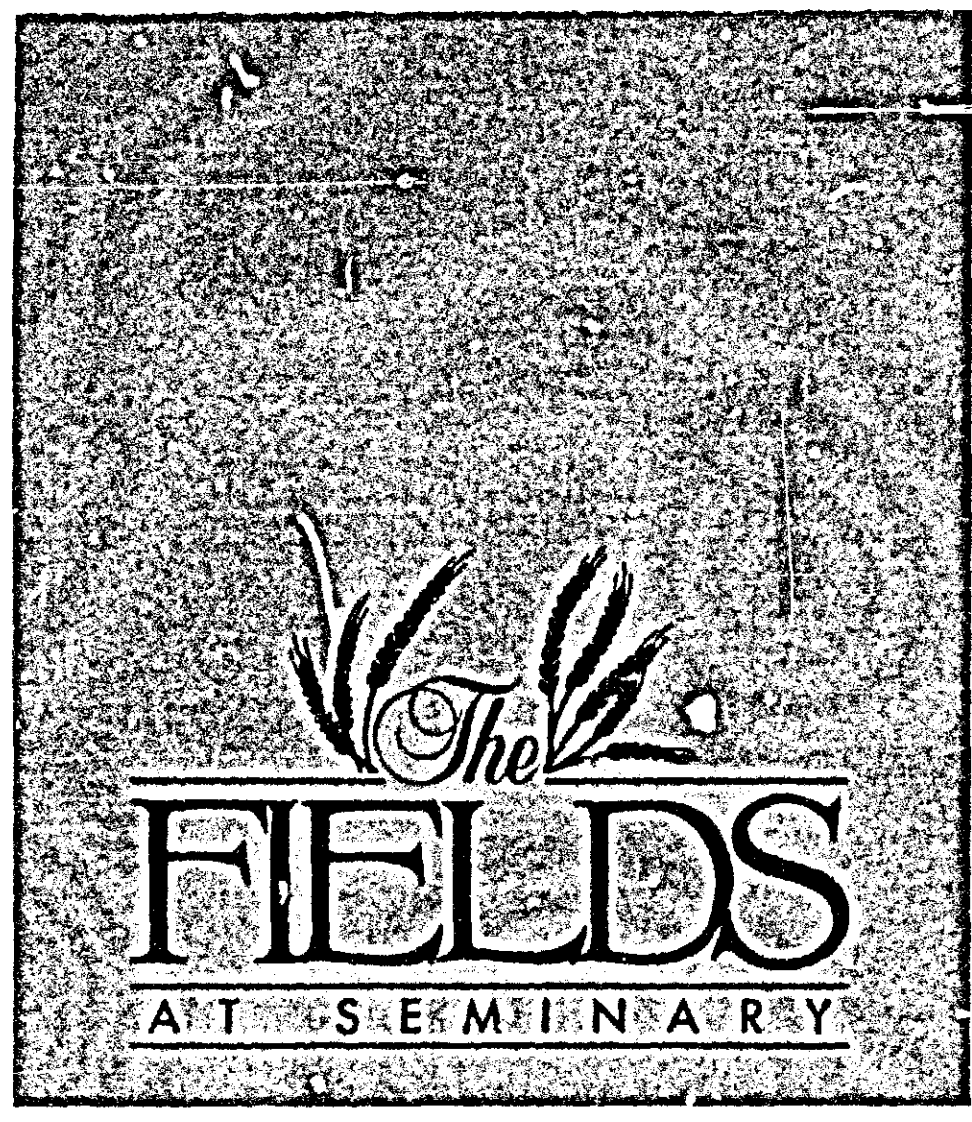
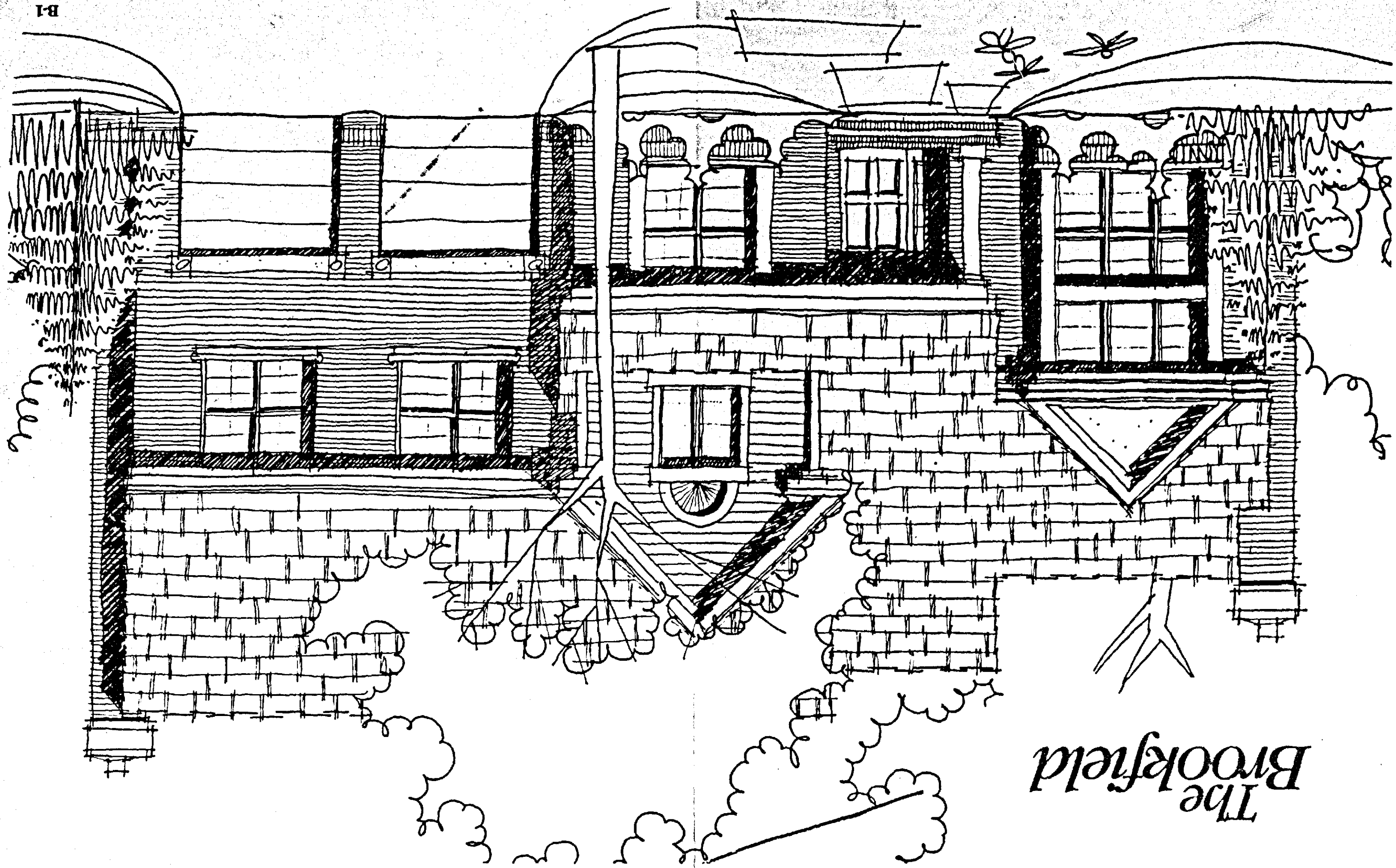
- BLITE DATA**
1. Lot 30 Summer Fields Ct.
Area = 0.224 Acres ±
Part of Subdivision "The Fields at Seminary"
Recorded in Plat Book S.M. 33, Folio 128
 2. Parking (Off-street)
Required - 2 Spaces
Provided - 2 Spaces (Garage)
 3. Zoning
Existing = D.R. 2

NOTE:
IN ORDER TO PERMIT A DISTANCE BETWEEN BUILDINGS OF 6' IN LENGTH THE REQUIRED 25 FEET FOR BUILDINGS WITH A MAXIMUM HEIGHT OF 25 FEET.



Drawn Designed Checked	DATE	REVISION	DATE	SHEET	DATE	CONTRACT NO.
FILE			12-08-07	1	12-08-07	86-187
CAB			SCALE	OF	SCALE	
505			1" = 50'	1	1" = 50'	

PLAT TO ACCOMPANY PETITION FOR VARIANCE LOT 30-SUMMER FIELDS CT.
SUBDIVISION OF THE FIELDS AT SEMINARY
ELECTION DISTRICT 063 BALD CO MO



MATSON
HOMES
INC.

